

Aurora Highlands Civic Association

Monthly Meeting Minutes

April 10, 2019

DRAFT

Attendees: 12 people signed in

Proceedings:

Scott Miles called the meeting to order at 7:04 in the Aurora Hills Senior Center

Announcements:

1. Unfortunately, our president Miriam Gennari had to step down. We wish her well. Currently, Vice-Presidents Scott and Natasha are filling the president's role.
2. The May AHCA meeting will be on May 15 (the third Wednesday, rather than the second Wednesday) to accommodate our speakers.

Regular Agenda:

1. Dominion Energy

Scott Reamy, external affairs manager for Dominion Energy, gave a presentation about the plans to rebuild the Glebe Substation, located off of Four Mile Run, south of Glebe Road between Eads Street and Route 1.

The current facility is aging and needs to be brought to current standards. This will include replacing the air-cooling facility with a gas-insulated substation. There is also a transfer station on the Alexandria side of Four Mile Run which needs to be relocated.

This project will allow dominion to replace the transmission lines that current cross over Four Mile Run with underground lines.

Dominion has filed with State Corporation Commission to get approval for this project. This is a litigated process to litigated process to show that the project is necessary.

Key dates:

July 16 – Deadline to submit written or electronic comments on the application

July 23 – Public hearing on July 23 in Richmond

Target energize date is May 2022

More information is available on the [project page](#).

Question: Do Arlington or Alexandria have an issue with what you're doing?

Answer: Both jurisdictions support the rebuild. Alexandria specifically needs the transfer station moved to accommodate new development. The bike path along Four Mile Run will be temporarily impacted, but this will be mitigated.

Question: Are there environmental concerns?

Answer: Dominion will follow the direction of the Army Corps of Engineers to determine the best process to avoid environmental damage. The site has no known issues.

Question: Will this affect our power?

Answer: Construction will be 2-3 years after SCC process. The work can only happen when the grid regulators allow, specifically fall and spring. Customers should not be impacted. No construction schedule yet

2. Arlington Partnership for Affordable Housing

[Presentation](#) by Cheryl Ramp, Director of Community Relations

The Arlington Partnership for Affordable Housing (APAH) develops, preserves, and owns quality affordable homes. Currently they own 16 properties with 1,592 units across the county. Cheryl notes that the properties are balanced between North and South Arlington. Overall, 10% of the units are reserved permanent supportive housing for formerly homeless individuals.

Resident services are a large part of APAH's mission. They partner with other nonprofit to address and provide resources for their resident's needs. They also work with the community Progress Network, a program funded by Citi Foundation, that engages low-income residents to share their experiences with political leaders.

The building development and management is self-funded, using tax benefits and investments from Arlington's Affordable Housing Trust Fund. APAH also raises money to support resident services and their advocacy work.

Question: Are most APAH properties 100% committed affordable, or mixed?

Answer: APAH supports mixed income neighborhoods, but mixed income buildings are less efficient for delivering the wrap-around services. But even in 100% committed affordable buildings, the units will serve people at a range of income levels from 30% AMI to 60% AMI. There is a general need for more units serving the lowest income levels.

Question: Are residents required to work in Arlington County?

Answer: Restricting units to Arlington residents would violate Fair Housing rules, because Arlington's white population is higher than surrounding jurisdictions.

Question: Will people be kicked out if they surpass the income limit (either by getting more income or dropping a household member)?

Answer: There is an intermediate period for people to prepare to transition out of committed affordable housing so they are not kicked out right away. They can retain eligibility for a year even if their income rises.

3. AHCA Budget

Presentation by vice-president Scott Miles

Currently, AHCA has cash reserves of \$9,710. This is significantly lower of than the \$20,000 we had in 2012. After multiple years of spending more than we earned, our cash reserves dropped in half, but now it has stabilized (and grown slightly). The difference between a good year and a bad year is the amount of advertising we get as income and the extent of the events we run (expenses).

Scott opened the floor to a discussion about what AHCA's budget priorities should be in the coming year. This opened a broader conversation about AHCA's mission and goals for membership growth.

The member in attendance agree to create a committee to make a long-term plan for AHCA goals and mission that also addresses budget concerns.

You can see the [slides here](#).

Wrap up

Eads Street Uber/Lyft (TNC) Lot update – AHCA sent a letter to the County Board and the issue was picked up by local news outlets. The civic associations are pushing the county to do more. The message is: This is the airport's problem, the airport should fix it. The County has a [survey](#) (not well designed) and everyone should take it.

Next meeting will be on the **third Wednesday of the month (May 15)**, rather than the second. We're excited to have members of the Planning Commission to update us on developments we will see in 22202 and the County's new engagement process.

We will also have representative from Engage Arlington Arts to talk about efforts to get a permanent black box theater space in Crystal City, which could serve a variety of performing arts groups.

Also stay tuned in June for the new head of office of sustainability.